

**City of Greensboro Planning Department
Zoning Staff Report
June 14, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: M
Location: 2505 Randleman Road

Applicant: Ted Kapp
Owner: Waffle House, Inc.

From: HB
To: GB

Conditions: N/A

SITE INFORMATION	
Existing Land Use	Waffle House Restaurant
Acreage	0.584
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> None <i>Other:</i> Fully developed site
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Industrial/Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Rick's Used Cars & Auto Care	HB
<i>South</i>	Stephanie's Home Style Restaurent	HB
<i>East</i>	Undeveloped, heavily wooded lot	HB
<i>West</i>	Exxon Gas Station	HB

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned HB since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial N.

DIFFERENCES BETWEEN HB (EXISTING) AND GB (PROPOSED) ZONING DISTRICTS	
HB:	Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks.
GB:	Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

TRANSPORTATION	
Street Classification	Randleman Road-Major Thouroughfare.
Site Access	Maximum of one access to Randleman Road.
Traffic Counts	Randleman Road ADT = 30,900.
Trip Generation	N/A.
Connectivity	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, drains to South Buffalo
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Reinvestment Corridor: Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Both sides of Randleman Road have been zoned for and developed with commercial uses for many years.

For this reason, the proposal is compatible with the established zoning pattern for this section of the corridor.

The General Business zoning classification will permit additional flexibility in site redesign due to the less restrictive building setbacks, especially from interior property lines.

The redevelopment of this site will improve the quality of this development in this reinvestment corridor through the provision of required landscaping and adherence to current sign regulations.

GDOT: No additional comments.

Water Resources: No additional comments.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.